

## STAFF REPORT

HEARING DATE: Wednesday, December 1, 2004

TO: Planning Commission

FROM: Tyler Ryerson, Associate Planner

PROPOSAL: **Lindquist 28-Lot PUD**

LOCATION: Southeast corner of NW 173<sup>rd</sup> Ave and NW Walker Rd  
Map 1N1-31DC, Tax Lots 2900, 3000, 3200, and 3300

**SUMMARY:** The applicant requests Conditional Use approval for a Final Planned Unit Development (PUD) and associated Land Division for a Preliminary Subdivision to create a 28 single family residential development. In association with the proposed PUD and subdivision, the applicant requests approval of a Street Vacation of SW 170<sup>th</sup> Avenue from south of SW Walker Road to the southerly property line of project proposal. The PUD request is to provide flexibility to the dimensional standards of the R-7 zoning district to accommodate the proposal, including but not limited to the reduction to minimum lot size, reduction to the setback requirements, and the construction of a private streets serving the lots, while providing for approximately 30% open space. The Preliminary Subdivision application is a request to create 28 single family lots, open space tracts, and private streets. The subject site is approximately 7.75 acres in size and is located at the southeast corner of SW Walker Road and SW 173<sup>rd</sup> Avenue. The hearing is scheduled for a City Council Hearing date of January 3, 2004.

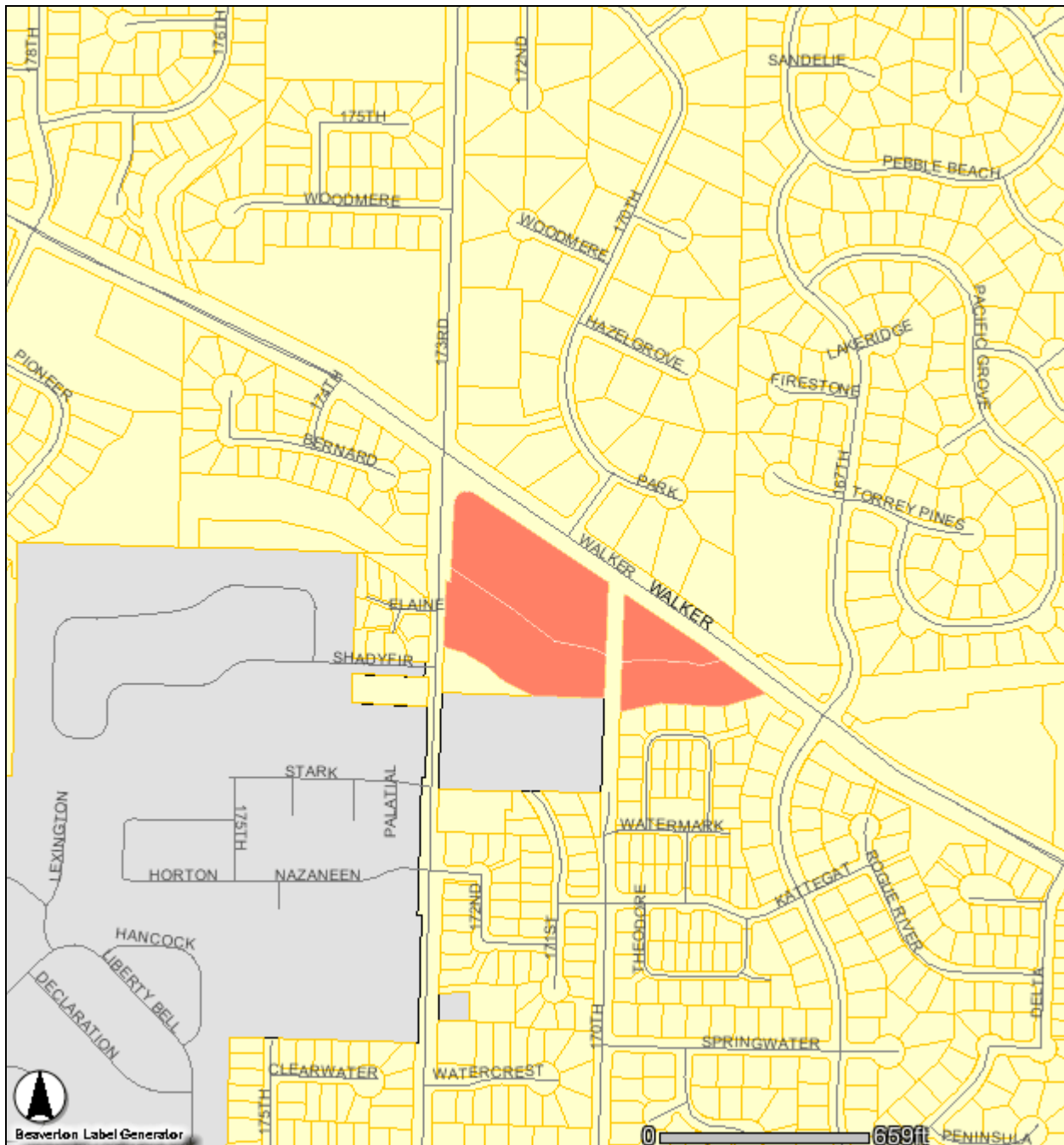
APPLICANT'S  
REPRESENTATIVE: Joseph Holasek  
2398 San Diego Avenue  
San Diego, CA 92110

RECOMMENDATIONS: **CU2004-0007 (Lindquist 28-Lot PUD): Approval**  
subject to conditions identified at the end of this  
report.

**LD2004-0015 (Lindquist 28-Lot PUD): Approval**  
subject to conditions identified at the end of this  
report.

## VICINITY MAP

## Exhibit Number 1



**Project: LINDQUIST 28-LOT PUD**  
**Department: COMMUNITY DEVELOPMENT**  
**Division: Development Services**

## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision*</u>	<u>240-Day**</u>
CU2004-0007	March 8, 2004	September 3, 2004	Jan. 29, 2005	May 1, 2005
LD2004-0015	March 8, 2004	September 3, 2004	Jan. 29, 2005	May 1, 2005
SV2004-0001	March 8, 2004	September 3, 2004	-	-

\* Including a 28-day continuance request. Renotice was mailed and noticed in the Valley Times.

\*\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

### Existing Conditions Table

<b>Zoning</b>	Urban Standard Density R7	
<b>Current Development</b>	The site is triangular in shape located south of NW Walker Road and east of NW 173 <sup>rd</sup> Avenue with the tributary of Willow Creek along the southern edge. The site slopes from the north to the south. A Significant Natural DSL Wetland is identified on the site.	
<b>Site Size</b>	Approximately 8.1 acres	
<b>NAC</b>	Five Oaks, near Triple Creek	
<b>Comprehensive Plan</b>	<p><u>Land Use:</u> Standard Density (NR-SD)</p> <p><u>Street Functional Classification Plan:</u> NW Walker Road and NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie are designated as “Arterials”.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan identifies street improvements to NW Walker Road to five (5) lanes and three (3) lanes to the NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie.</p> <p><u>Bicycle Master Plan:</u> NW Walker Road is identified as a street where bike lanes are built and is identified on the RTP Bicycle System Designation as a Community Connector. The NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie is identified as a street where bike lanes are proposed.</p> <p><u>Pedestrian Master Plan:</u> Proposed and existing sidewalks are shown on the frontages of NW Walker Road. The NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie is shown as proposed sidewalks.</p>	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: R7 City of Beaverton South: R6 Washington County East: R7 City of Beaverton West: R7 & R5 City of Beaverton	<u>Uses:</u> North: Walker Road & Single Family Residential South: Single Family Residential East: Single Family Residential West: Single Family Residential

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

	<u>PAGE</u> <u>No.</u>
<b><u>Attachment A:</u></b> Facilities Review Committee Technical Review and Recommendation Report including Code Conformance Analysis; and Letters submitted from Facilities Review Members (without page numbers)	FR1-12
<b><u>Attachment B:</u></b> CU2004-0007 (Lindquist PUD): Conditional Use – Final Planned Unit Development application.	PUD1-20
<b><u>Attachment C:</u></b> LD2004-0015 (Lindquist PUD): Land Division – Preliminary Subdivision	LD1-3
<b><u>Attachment D:</u></b> Conditions of Approval for all Lindquist PUD applications. Conditions for SV2004-0001 are not subject to approval, but are provided to the Commission for background information.	COA1-9

### **Conditions of Approval:**

In accordance with Development Code Section 10.65.8 and 50.95, modifications to a final decision, including approved conditions of approval, may be subject to a Modification of Conditions land use application requiring a public hearing with the original decision-making body.

**Exhibit 2 Materials Submitted by Applicant dated September 3, 2004**  
Narrative responses and plan sets provided to Commission from applicant.

### **Exhibit 3 Public Comments**

Exhibit 3.1 Lynn Nakvasil, received November 8, 2004

Exhibit 3.2 Kathy Gural, received November 10, 2004

#### **Public Comments Include:**

- Park area needs
- Question the building of homes on wetlands
- Question of the reduction of site development requirements associated with a the Planned Unit Development application